



# Land Use Element Amendment

Advisory Committee  
Meeting 6  
October 1, 2013

## CHAPTER 3 **Land Use Element**





# Agenda

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- Call Meeting to Order
- Approval of Minutes
- Recap of Planning Commission And City Council Study Sessions
- Review Discussion Paper
- Advisory Committee Recommendations
- Next Steps
- Public Comments on Non-Agenda Items
- Adjournment to November 5, 2013, 3:30 pm



# PC & CC Study Sessions

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- Do not delay schedule
- Proposed CAP for Mariners' Mile
- Land use designation for 1499 Monrovia:  
Public Facilities (PF) or Multi-Family  
Residential (RM)?



# Discussion Paper

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## **1. Mariners' Mile Transfer of Development Capacity**

- Policy LU 4.3/Transfer of Development Capacity permitted based on:
  - Same statistical area
  - Contributes community benefits
  - Transferred development complements surrounding area
- Density limited by height restrictions
- Supplemental policies may be developed in next phase of GPA process



# Discussion Paper

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## **2. Airport Area Supplemental Environmental Impact Report (SEIR) Implications**

- Additional replacement housing:
  - GP 2006 EIR: 4,500 units, vs. 2,200 approved by GP
- Change of land use designations and development capacities
  - Additional impacts require coordination with Airport Land Use Commission (ALUC) and adjacent jurisdictions
  - Comments from adjoining jurisdictions could require additional analyses and extend the time frame for preparation and processing of SEIR
  - ALUC consistency process and possible City Council override if opposition could occur within SEIR time frame, however (worst case) may extend time frame by 60 days+



# LUEAC Actions

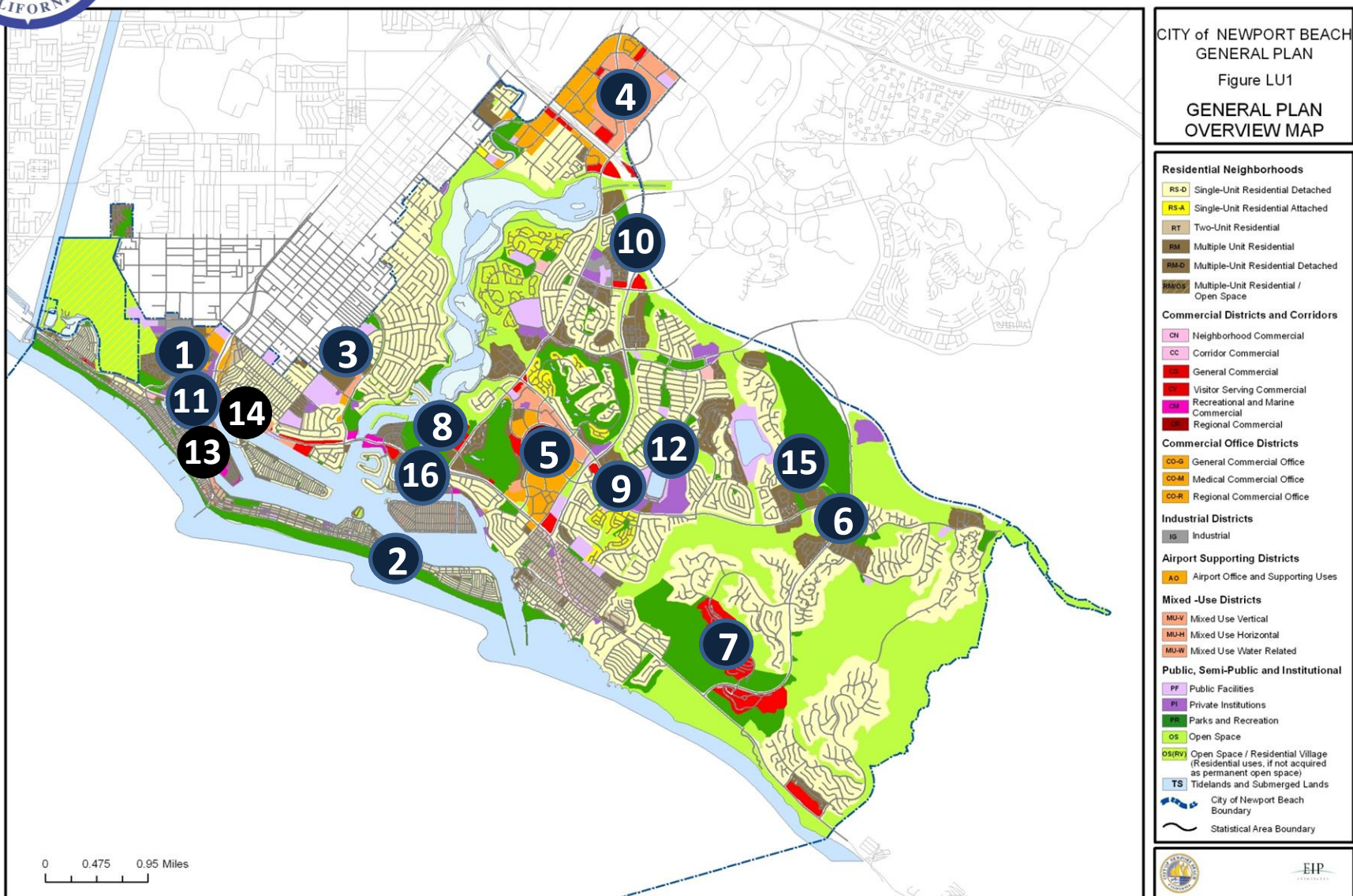
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**Recommend land use designations and/or development capacities for study areas...**



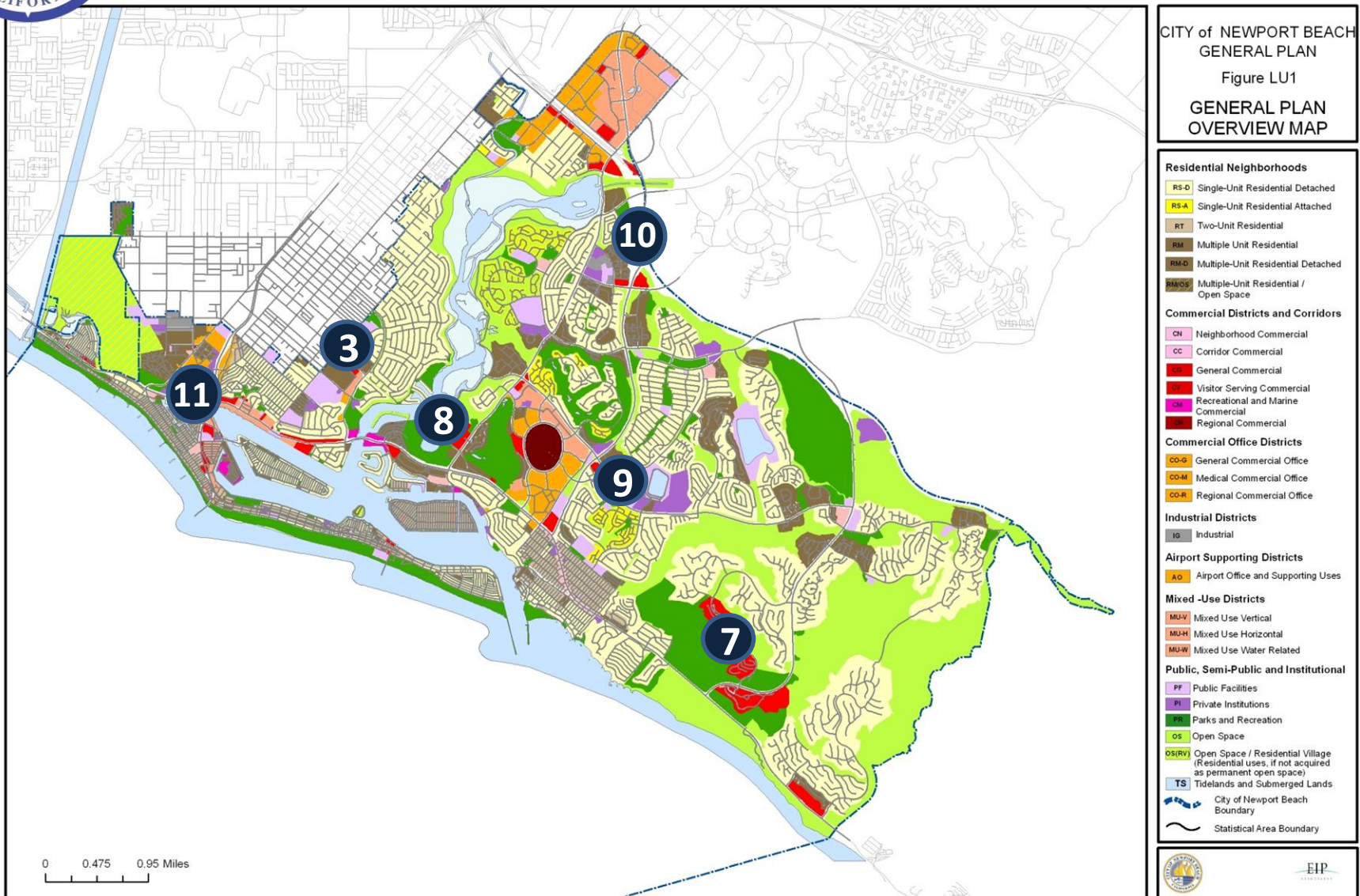


# Study Areas – Reference Map





# Reduced Capacity







# Reduced Capacity

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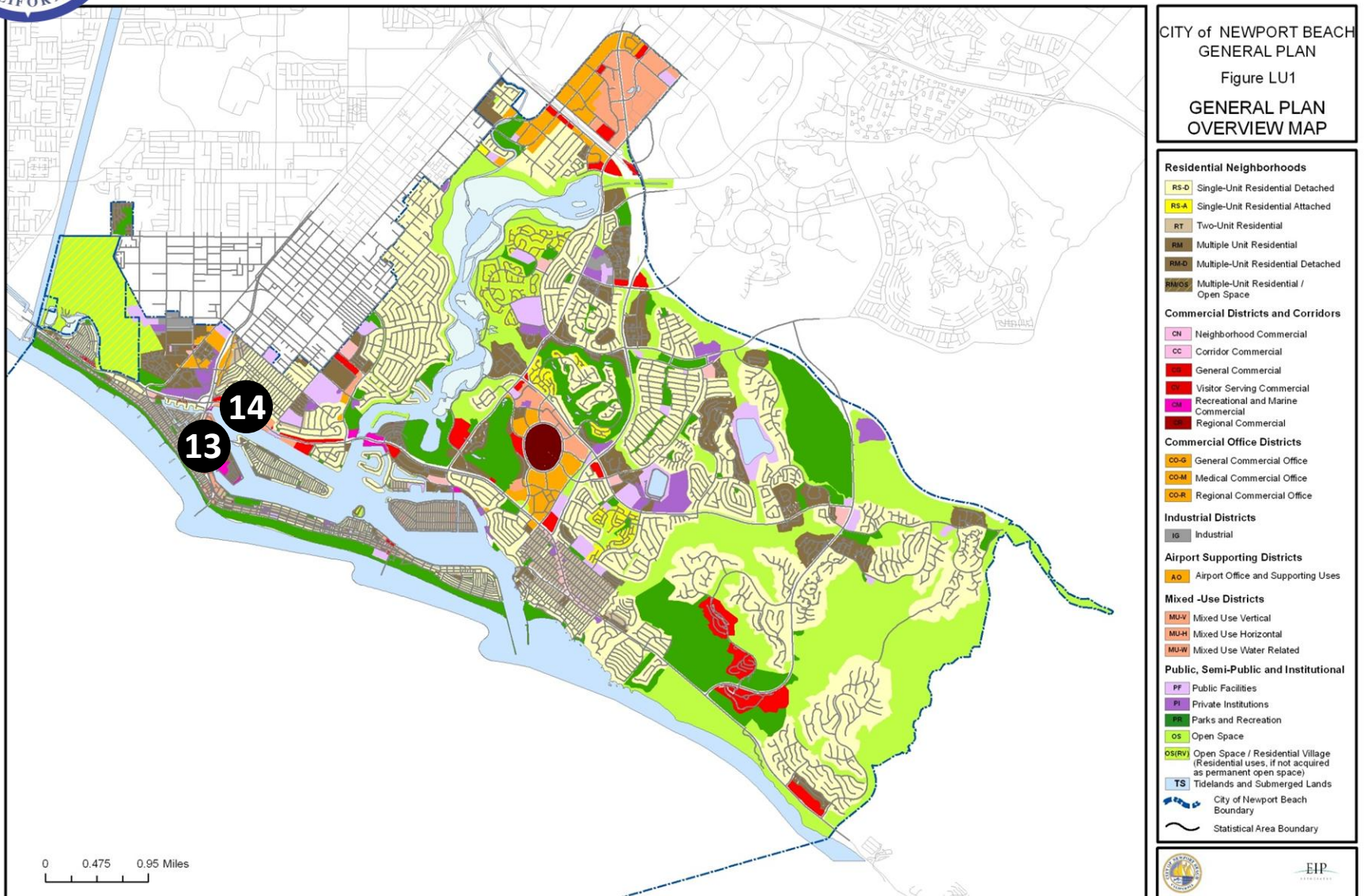
# Reduced Capacity

Map Reference	Location	2006 General Plan		Existing	Recommendation		ADT Changes
		Designation	Allowable		Reduction	Remaining	
3	Westcliff Plaza	Neighborhood Commercial (CN)	138,500 SF	112,986 SF	15,514 SF	11,000 SF	(593)
6	Newport Coast Center	Neighborhood Commercial (CN)	141,787 SF	103,712 SF	37,825 SF	200 SF	(1,448)
7	Newport Coast Hotel	Visitor-Serving Commercial (CV)	2,150 rooms	1,104 rooms	1,001 rooms	45 rooms	(7,557)
8	Bayside Center	Neighborhood Commercial (CN)	66,000 SF	65,284 SF	366 SF	350 SF	(14)
9	Harbor View Center	Neighborhood Commercial (CN)	74,000 SF	71,993 SF	1,875 SF	150 SF	(71)
10	The Bluffs	General Commercial (CG)	54,000 SF	50,312 SF	3,538 SF	150 SF	(135)
11	Gateway Park	Commercial Corridor (CC)	4,356 SF	0 (Park)	4,356 SF	0	(167)





# No Capacity Changes









# Land Use Changes





# Designation Changes

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Map Refer-ence	Location	2006 General Plan		Existing	LUEAC Recommendation		ADT Changes
		Designation	Allowable Density		Designation	Density	
1	1526 Placentia (King's Liquor)	Multi-Unit Residential (RM)	18 DU/ Acre	7,524 SF	General Commercial (CG)	0.5 FAR	251
2	813 East Balboa Boulevard	Two-Unit Residential (RT)	2 DUs	Day Spa/ Legere Property	Mixed-Use Vertical (MU-V)	1.5 FAR (0.7 non-res; 0.8 res)	65





# Increased Capacity





# Increased Capacity

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Map Reference	Location	2006 General Plan		LUEAC Recommendation		ADT Changes
		Designation	Allowable	Designation	Increase	
5	Newport Center/ Fashion Island	Reg. Coml. Reg. Coml. Off. Med. Coml. Off. MU Horizontal Visitor-Serving Coml. Multi-Unit Res.		NC	Reg. Office: 500K SF; Reg. Coml: 50K SF; Multi-Family: 500 DUs	8,768
12	Harbor Day School	Private Institutional (PF)	99,708 SF	NC	14,244 SF	0





# Additional Considerations









# Additional Considerations

Map Refer-ence	Location	2006 General Plan		Request			ADT Changes
		Designation	Allowable	Designation	Capacity	Increase (Decrease)	
4	Saunders Property	Airport Office & Supporting (AO)	420,000 SF est.	Mixed-Use Horizontal (MU-H2)	Office: 545K SF; 329 DUs	272K SF 329 DUs	<5,000
	The Hangars	General Commercial Office (CO-G)	288,264 SF	General Commercial (CG)	Off: 278,264 SF Rtl: 11,800 SF		342
	Lyon Homes	Mixed-Use Horizontal (MU-H2)		NC	Area: +700 Replace DUs		0
					<b>Alt:</b> Res: 850 DUs Hotel: 150 rooms Retail: 85,000 SF		5,000*
	UAP Companies	Mixed-Use Horizontal (MU-H2)	46,044 SF	Allow congregate within category			0
	Fletcher Jones	Mixed-Use Horizontal (MU-H2)		Allow automobile sales within category			0



# Additional Considerations

Map Reference	Location	2006 General Plan		Existing	Request			ADT Changes
		Designation	Allowable		Designation	Capacity	Increase (Decrease)	
1	1499 Monrovia	Multiple Family Residential (RM)	18 DU/AC	Vacant Office Building	NC			0
15	Newport Ridge	Multiple Family Residential (RM); Single Unit Residential Detached (RS-D)	2,550 DUs	2,187 DUs	NC	2,194 DUs	(366 DUs)	(2,370)
16	Promontory Point Apartments	Multiple Family Residential (RM)	520 DUs	520 DUs	NC	570 DUs	50 DUs	269
17	150 Newport Center Drive	Regional Commercial Office (CO-R)		8,500 SF	Mixed Use Horizontal (MU-H3)	125 hotel rooms (24.8K C)		623





# Next Steps

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- November 5 LUEAC Meeting: Recommended LUE Goal and Policy Revisions
- October-February: Prepare Draft Supplemental Environmental Impact Report



# Public Comments

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